170.A	0001	0071.2	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	415,900 / 415,900
					USE VALUE:	415,900 / 415,900
					ASSESSED:	415,900 / 415,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	BURTON JOSEPHINE
Owner 2:	
Owner 3:	
Street 1:	71 PAUL REVERE RD UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROSENZWEIG SHERYL J -
Owner 2:	-
Street 1:	71 PAUL REVERE RD UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 907 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	415,900			415,900
Total Card	0.000	415,900			415,900
Total Parcel	0.000	415,900			415,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.54 /Parcel: 458.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 310774
GIS Ref
GIS Ref
Insp Date 09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 170.A-0001-0071.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	415,900	0	.		415,900		Year end	12/23/2021
2021	102	FV	404,400	0	.		404,400		Year End Roll	12/10/2020
2020	102	FV	398,600	0	.		398,600	398,600	Year End Roll	12/18/2019
2019	102	FV	410,600	0	.		410,600	410,600	Year End Roll	1/3/2019
2018	102	FV	364,100	0	.		364,100	364,100	Year End Roll	12/20/2017
2017	102	FV	332,700	0	.		332,700	332,700	Year End Roll	1/3/2017
2016	102	FV	332,700	0	.		332,700	332,700	Year End	1/4/2016
2015	102	FV	303,100	0	.		303,100	303,100	Year End Roll	12/11/2014

!15676!

PRINT

Date	Time
12/30/21	21:10:06

LAST REV

Date	Time
09/24/18	14:32:04
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15676

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENZWEIG SHER	59664-184		8/1/2012		295,000	No	No		
LEIGHTON HEIDI,	51221-429		5/27/2008		310,000	No	No		

USER DEFINED

Prior Id # 1:	112568
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2015	1317	Insulate			9/10/2015			Air sealing and in
5/4/2011	386	Manual	5,190					REPAIR WATER DAMAG

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Measured	DGM	D Mann
1/21/2009	NEW CONDO	BR	B Rossignol
10/20/2008	Meas/Inspect	355	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8037													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	407.592
Other Features:	66319
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436005
Depreciation:	20056
Depreciated Total:	415949

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	4	BRs:	1	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	407.59
Special Features:	0	Val/Su Net:	458.54
Final Total:	415900	Val/Su SzAd	458.54

SKETCH

UnSketched SubAreas:
GLA: 907,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	907	407.590	369,686
Net Sketched Area:		907	Total:	369,686
Size Ad	907	Gross Area	907	FinArea 907

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.A-0001-0071.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc